

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: Yasat USA Inc./Bermuda Park

Case #: 51 R 03

Date: June 10, 2003

Comments:

No Comments

DRC

SITE PLAN REVIEW AND COMMENT

REPORT

Division: Engineering

Member: Elkin Diaz
Project Engineer
Office Ph. (954) 828-5123
Office Fax: (954) 828-5275
Email: timw@cityfort.com

Project Name: Yasat USA Inc./Bermuda Park

Case #: 51 R 03

Date: June 10, 2003

Comments:

1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management; Pollution Control Code must be submitted with application for Building Permit.
2. The property shall be abstracted for easements and other matters of title. All easements and other matters of title affecting the property shall be shown on a sketch of survey dated no later than 90 days prior to the date of submittal. The abstract of title shall be no older than 90 days and shall be referenced on the sketch of survey and supplied prior to requesting final DRC authorization.
3. The following engineering plans shall be submitted for review prior to final DRC approval:
 - Paving and Drainage Plan. (Show cross sectional views through all property lines to demonstrate storm water retention onsite, including drainage calculations complying to county and SFWMD criteria)
 - Pavement Marking & Signing Plan.
 - Water and Sewer Plan (Show existing water main size and material and proposed utility connections per city standard details)
 - Details and Specifications Sheet
4. The Architect and the Engineer are directed to show adjacent property boundaries and anchor easement dimensions per plat of the approximately ten (10) feet of land located just West of the proposed site. Engineer shall review required easements for water meters and/or sewer manholes and show them on plans. Please determine and show on plans if additional utility easement dedications are required.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

5. Engineer of record shall obtain utility as-builts from city hall, 4th floor (Arlen Erdman @ 828-5051) and show all existing utilities in area. He/She shall also contact the main franchises companies (FPL, Bell South, People Teco-Gas, Comcast) and show them in his/her design. Utility crossings through private property are not permitted without recorded easement from property owner.
6. No permanent structures (Concrete walls, footers, etc) shall be erected within existing or proposed easements.
7. A signed and sealed topographic survey is required in addition to boundary for final review of Paving and Drainage design prior to obtaining final DRC authorization.
8. Note that the City owns and maintains an existing 15-inch storm water pipe running through the easement on the south side of lot 5. The site and landscaping plans indicate proposed facilities over this piping. These facilities will need to be relocated to owner's property so as not to adversely impact City's access to or operation of the existing facilities.
9. Please revise photometric plan per ULDR Section 47-20.14.C requirements. A parking garage facility shall provide an average of 50 foot-candles—48 foot-candles are currently provided.
10. Please show ramp slopes. ULDR Section 47-20.9.3 permits a maximum of 12% slope.
11. Further comments may follow once engineering plans are submitted for review.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Yasat USA Inc./Bermuda Park

Case #: 51 R 03

Date: June 10, 2003

Comments:

1. Provide flow test.
2. Civil plan required showing fire main, DDC and FDC.
3. Stairs do not comply with 7.2.2 of NFPA 101.
4. Roof access with one stair required. 1008 FBC.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Info. Systems

Member: Mark Pallans
(GRG)
954-828-5790

Project Name: Yasat USA Inc./Bermuda Park

Case #: 51 R 03

Date: June 10, 2003

Comments:

1. No apparent interference will result from this plan at this time.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Yasat USA Inc./Bermuda Park

Case #: 51 R 03

Date: June 10, 2003

Comments:

1. Verify that the site's 35% landscape area requirement is met. The Code definition would be areas used for living plant material, at grade and open to the sky. Also, landscape areas must be protected from vehicular encroachment. There is a discrepancy between the landscape area shown on sheet 1 of the Landscape Plan and that shown on the Site Plan. An "overlay" showing the square footage of the different landscape areas is required prior to final signoff to verify requirements.
2. Provide a list of the existing trees and palms on site, their names and sizes. All Tree Preservation Ordinance requirements apply, including those relating to the preservation of "existing, large desirable trees" (if applicable). Any trees, or palms, which would be considered good candidates for relocation, should be relocated.
3. Continuous planting (as per Code requirements) required on the street side of the existing wall.
4. Add rain sensor requirement to irrigation note.
5. Make sure all utilities that would affect proposed planting (such as overhead power lines) are shown on the Landscape Plan.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Parks & Recreation **Member:** Kathleen Connor
954-828-5869

Project Name: Yasat USA Inc./Bermuda Park **Case #:** 51 R 03

Date: June 10, 2003

Comments:

1. The City of Fort Lauderdale has a conceptual plan to close the western most lane of the southbound side of A-1-A to create a greenway that would end at Flamingo. This proposed greenway would begin at Oakland, run down through the Galt on the east side of A-1-A, cross A-1-A around 41st and end at the city limits (Flamingo). This property was on a list for grant funding to create a public park space along the greenway, as well as the property on the other side of the Days Inn. We will be removing this parcel from the list to acquire for public space if this project is successful but the greenway project will still go into the planning/feasibility stages.

Recommendations:

1. None at this time other than to be aware of the proposed greenway project.

Division: Planning **Member:** Angela Csinsi
954-828-5984

DRC

SITE PLAN REVIEW AND COMMENT

REPORT

Project Name: Yasat USA Inc./Bermuda Park **Case #:** 51 R 03

Date: June 10, 2003

Request: Site Plan Level III/ Multifamily – 7-units/RMH-25

Comments:

1. As stated on Sheet A-1.1, this application will require yard modifications for the pool and the balconies. The Planning and Zoning Board can consider this request. There is a separate application and fee for Planning and Zoning Board review.
2. As shown in ULDR Sec. 47-24.1, Table 1, this application is subject to the criteria found in the Adequacy Review Section (47-25.2) and the Modification of Yards Section (47-23.11). Provide a point-by-point narrative explaining how these criteria have been met.
3. Provide two (2) oblique aerial drawings from opposing views, which indicate the mass outline of all proposed structure(s) and the outlines of the adjacent existing and previously approved structures. These mass studies are to be shown on an aerial photograph or by use of an isometric, perspective or axonometric drawing of the site and the surrounding adjacent area. These drawings/sketches shall be submitted on unmounted sheets of similar dimensions as the other drawings in the submittal package.
4. According to ULDR Sec. 47-19.2.B, balconies that “encroach into any yard area are permitted to have a total combined linear facade length not greater than twenty percent (20%) of the total linear length of the facade to which they are attached.” Provide calculations showing that the percentage is under 20%.
5. Clearly illustrate the property line location on the site plan.
6. On the site plan, list the required and proposed setback dimensions for the front, side and rear of the property.
7. List the height of adjacent buildings on the site plan for comparative purposes.
8. Due to a recent code amendment, pools may not be closer than 5 feet from any property line. Please revise the pool location to meet this new regulation.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

9. On all elevations indicate the various floor heights and show relationship of adjacent streets and the mass outlines of all adjacent structures.
10. Respond to DRC comments within 90 days or further DRC review may be required.
11. Additional Comments may be forthcoming at DRC meeting.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division:	Police	Member:	Det. C. Cleary- Robitaille (954) 828-6419
Project Name:	Yasat USA Inc./Bermuda Park	Case #:	51 R 03
Date:	June 10, 2003		

Comments:

1. How will vehicular and pedestrian traffic be controlled in the parking garage?
2. Card access is recommended for exterior entrances, pool entrance and cabana / bathroom entrances.
3. Card access is also recommended for elevator access.
4. Will there be on-site security? If so, CCTV that is monitored and recorded is recommended for the parking garage, elevator entrances, pool area and main entrances.
5. Exterior stairwell doors as well as service doors should have a viewing device that offers at least a 180-degree viewing angle.
6. Stairwell doors should allow egress only at ground level. Access to floors from the stairwell should not be allowed.
7. Please submit comments in writing prior to DRC sign-off.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Yasat USA Inc./Bermuda Park

Case #: 51 R 03

Date: June 10, 2003

Comments:

1. The project narrative states the Planning and Zoning Board approved two variances, in which they are not authorized. The Board approved yard modifications not variances, please correct the project narrative.
2. The proposed swimming pool requires a five (5) foot setback from the rear of the pool coping pursuant to revised section 47-19.2.BB.
3. Balconies shall not encroach into the required setback more than three (3) feet or permit to have a total combined linear façade length greater than 20% of the total linear façade to which they are attached in accordance with section 47-19.2.B.
4. A modification of yards requires a Site Plan Level III review pursuant to section 47-23.11.
5. Provide a material, vehicle and construction/sales trailer site plan.
6. Signs shall comply with section 47-22.
7. Indicate location of roof mount A/C units on elevation plans with a dotted outlining to comply with section 47-19.2.Z.
8. Additional comments may be discussed at DRC meeting.